



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

October 11, 2018

MEMBERS PRESENT: John Cutrer, Mac Jensen, Michael McEnany, Pete Johnston, Mimi Tsai and Brian Brantley

MEMBERS ABSENT: Richard Wilson

STAFF PRESENT: Alan Petrov, City Attorney, Debbie Scarcella, City Planner and Josie M. Hayes, Public Works Administrative Coordinator

GUEST: Mallory Agerton

1. **Notices, Rules, Etc.** Mimi Tsai; Presiding Officer, called the meeting to order at 6:19 pm, and asked commission members and staff to introduce themselves. Mimi Tsai asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Public Hearing regarding an application for replat of a property located at 2715 Bissonnet.** The property owner stated they are planning to demolish the existing 22,000 plus square foot, two-story retail/business buildings and construct a new single story, 19,000 square foot, retail/office center. Once completed, the site will contain a sidewalk, access and egress from Bissonnet St. only and trees and shrubbery screening the parking area. Debbie Scarcella stated the property was initially developed in the 1950's or 1960's and was never platted. City of West University Place ordinances require a platted property in order to construct a new building. Mac Jensen made a motion to close the evidentiary portion of the hearing and incorporate all testimony into the record. Seconded by John Cutrer. **AYES:** John Cutrer, Mac Jensen, Michael McEnany, Pete Johnston, Mimi Tsai and Brian Brantley. **NOES:** None. **Motion Carried.** After discussion and deliberation, Pete Johnston made a motion to approve the preliminary and final plat. Seconded by Brian Brantley. **AYES:** John Cutrer, Mac Jensen, Michael McEnany, Pete Johnston, Mimi Tsai and Brian Brantley. **NOES:** None. **Motion carried.**
3. **Outdoor Lighting.** There was general discussion regarding the proposed amendment. Mimi Tsai gave a presentation on the differences in incandescent, fluorescent and LED lighting as they relate to energy efficiency and costs. She also spoke about low output and decorative lighting outdoors. After deliberation, ZPC was not sure this was a significant issue enough to tackle. They asked staff to try to do an information campaign





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emphasizing the neighborly way to light your yard and see if there is any feedback regarding the need for lighting regulation changes and if the issue is a widespread one.

4. **Minutes.** The commission reviewed the minutes of the meeting held on September 13, 2018. Michael McEnany made a motion to approve the meeting minutes as amended. Second by Brian Brantley. **AYES:** John Cutrer, Mac Jensen, Michael McEnany, Pete Johnston, Mimi Tsai and Brian Brantley. **NOES:** None. **Motion carried.**

[Adjournment]

Brian Brantley made a motion to adjourn. Second by John Cutrer. **Motion carried.** Meeting adjourned at 8:08 p.m.

PASSED THIS 13th DAY OF December, 2018.



Presiding Officer

ATTEST: Josie M. Hayes

Mrs. Josie M. Hayes, Public Works Administrative Coordinator

